N1/2 0F SE1/2 OF SW1/4 OF NW1/4.
471-694, 709-837, 922-1557,

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056-1529

2026

09-4S-17-08301-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		22,500
SOH/AGL Deduction		4,350
ASSESSED VALUE		18,150
TOTAL EXEMPTION VALUE	03	18,150
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		22,500

SALE:1:1: DISTRESS SALE BETWEEN FRIENDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0922/1557	3/09/2001	WD	U	V		100
GRANTOR: EDWARD & LAURA COGLIA						
GRANTEE: COLUMBIA COUNTY FLO						
0709/0837	8/11/1989	WD	U	V		6,000
GRANTOR: MICHAEL HOLDER						
GRANTEE: EDWARD COGLIANESE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		00	0.00	0.00	5.00	AC		1.00	1.00	0.50	9,000.00	4,500.00	22,500							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/15/2026 BY SYS